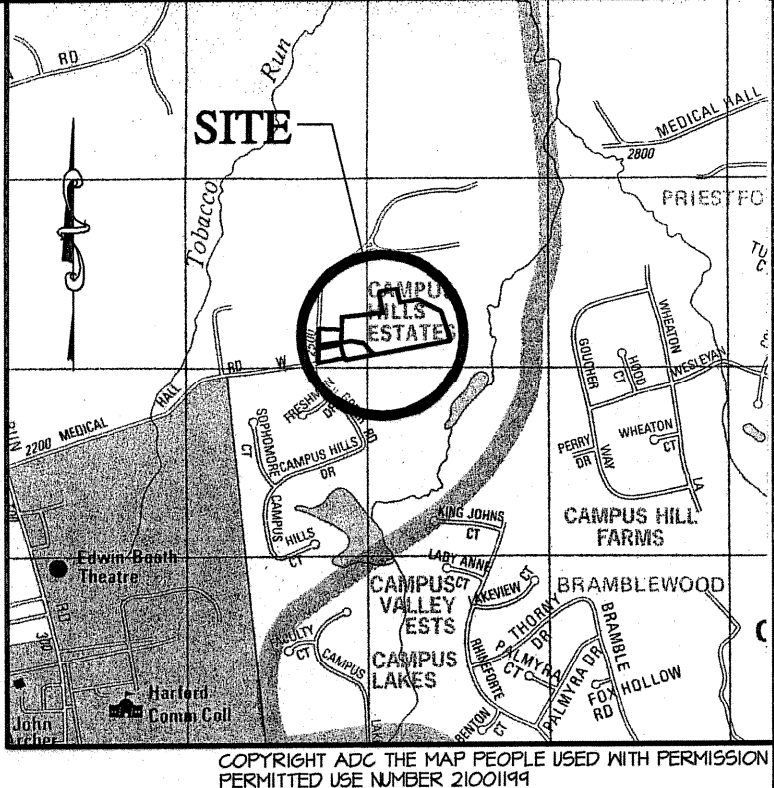


LINE TABLE

LINE	BEARING	DISTANCE
L1	N 08°09'43" W	31.19
L2	S 89°41'40" W	12.81
L3	S 82°34'04" W	13.11
L4	S 82°48'44" W	24.30
L5	N 82°50'24" E	564.82
L6	N 82°50'24" E	343.52
L7	N 82°50'24" E	343.62



NOTES

- DENOTES THE 20,000 SQUARE FOOT MINIMUM WASTE DISPOSAL SYSTEM AREA WHEREIN NO CONSTRUCTION IS PERMITTED WITHIN 30' OF THE DESIGNATED AREA AND ANY AREA WITHOUT PERMIT APPROVAL OF THE COUNTY HEALTH DEPARTMENT. EXCEPTIONS UP TO THE WASTE DISPOSAL SYSTEM AREA BUT NOT WITHIN IT, ARE PERMITTED FOR DRIVEWAYS, UTILITIES, AND SMALL PHYSICAL STRUCTURES (TOOL SHEDS, ETC.).
- DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION TO BE APPROVED BY THE HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS/STATE ROADS COMMISSION WHEREVER APPLICABLE.
- THE SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRIC DISTRIBUTION AND TELEPHONE SERVICES.
- PRIVATE WELLS/WASTE DISPOSAL SYSTEM AREAS SHALL BECOME NULL AND VOID WHEN PUBLIC SERVICES BECOME AVAILABLE.
- THE SIGNING OF THIS PLAT IN NO WAY GUARANTEES THE AVAILABILITY OF PUBLIC SERVICES AT THE TIME OF DEVELOPMENT.
- THE MINIMUM BUILDING SETBACK LINES ARE ESTABLISHED BY THE HARFORD COUNTY ZONING CODE AND MAY VARY OR BE MODIFIED IN ACCORDANCE WITH PROVISIONS OF THE CODE.
- THIS PLAT IS SUBJECT TO REVISIONS.
- THIS SUBDIVISION MUST COMPLY WITH THE 2000 DESIGN MANUAL FOR STORMWATER MANAGEMENT.
- THIS LOT IS SUBJECT TO STORM WATER MANAGEMENT REGULATIONS PER HARFORD COUNTY ORDINANCE 01-55, CHAPTER 214, INsofar AS THE INFERRIOUS AREA OF THE LOT SHALL NOT EXCEED 15% OF THE TOTAL LOT AREA AND THE DOWN SPOUTS FROM ALL ROOF LEADERS SHALL BE DIRECTED TO LAWN AREAS.
- DENOTES PROPOSED DWELLING.
- DENOTES COMMON DRIVE EASEMENT AREA.
- DENOTES FOREST RETENTION AREA.
- DENOTES SLOPES GREATER THAN 25%.
- THE LOTS SHOWN HEREON LAY ENTIRELY WITHIN UNSHADED ZONE X AS SHOWN ON F.I.R.M. UNSHADED ZONE X IS AREA DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN.
- DENOTES LIMIT OF NON-TIDAL WETLANDS.
- DENOTES EXISTING TREE LINE.
- DENOTES PROPOSED LIMIT OF CLEARINGS/FOREST RETENTION AREA.
- PRIVATE DRIVEWAY ACCESS SHALL MEET SIGHT DISTANCE REQUIREMENTS ACCORDING TO HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS.
- THIS PROPERTY IS SUBJECT TO A COMBINED FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN THAT IS CURRENTLY UNDER REVIEW BY THE HARFORD COUNTY DEPARTMENT OF PLANNING AND ZONING.

STORMWATER NOTES

THE STORM WATER MANAGEMENT CRITERIA FOR THESE LOTS IS BEING ADDRESSED THROUGH ROOF TOP DISCONNECTION, THE DESIGN AND INSTALLATION OF NON-STRUCTURAL STORM WATER PRACTICES (DRY WELLS) AND THE DESIGN AND INSTALLATION OF A GRASS CHANNEL AND MICRO-BIO RETENTION FACILITY.

**NON-STRUCTURAL STORM WATER PRACTICES.**

THESE LOTS PROVIDE STORMWATER MANAGEMENT THROUGH THE USE OF NON-STRUCTURAL STORMWATER MANAGEMENT PRACTICES AND THE FOLLOWING APPLY:

A) ALL NON-STRUCTURAL STORMWATER MANAGEMENT PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN. ANY SUBSEQUENT ALTERATION OR MODIFICATION OF THESE PRACTICES REQUIRES APPROVAL FROM HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS. APPROVED PLANS ARE AVAILABLE UPON REQUEST FROM HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS.

B) ACCESS TO THE NON-STRUCTURAL STORMWATER MANAGEMENT PRACTICES SHALL BE MADE AVAILABLE TO HARFORD COUNTY AT ALL TIMES DURING CONSTRUCTION AND INSPECTIONS AFTER COME.

C) THE OWNERS AND SUBSEQUENT OWNERS SHALL MAINTAIN IN GOOD CONDITION AND PROMPTLY REPAIR AND/OR RESTORE ALL NON-STRUCTURAL STORMWATER PRACTICES IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT PLANS.

D) IN THE EVENT THE OWNER OR ANY SUBSEQUENT OWNERS FAIL TO ADEQUATELY MAINTAIN THE NON-STRUCTURAL STORMWATER PRACTICE ACCORDING TO THE PROVISIONS OF THE APPROVED PLANS, HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS SHALL REQUIRE CORRECTIVE ACTION AT THE OWNERS OR THE BENEFICIAL USER'S EXPENSE.

SUPERSEDES NOTE

THE PURPOSE OF THIS PLAN IS TO REVISE PREVIOUSLY PLAT# J.J.R. 191-20 TITLED, 'REVISED FINAL PLAT ONE, VALLEY SPRING', INAS MUCH AS THE FURTHER SUBDIVISION OF LOT 2 TO CREATE LOT 8, LOT 9 AND LOT 10, THE RECONFIGURATION OF THE FOREST RETENTION AREA OF LOT 2 AND THE RELOCATION OF THE DRAINAGE AND UTILITY ON LOT 2 AS SHOWN HEREON.

PRIOR TO ISSUANCE OF BUILDING PERMIT

A WELL SHALL BE DRILLED AND SHALL BE APPROVED BY THE HARFORD COUNTY HEALTH DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.

SUBMIT A PLOT PLAN WITH THE SANITARY APPLICATION THAT INDICATES THE APPROVED WELL SITE, PROPOSED DWELLING SITE, PROPOSED SEWAGE SYSTEM AREA, EXISTING WELLS AND/OR SEWAGE SYSTEMS LOCATED WITHIN 100 FEET OF THE BOUNDARY OF THE LOT.

NOTE

ANY DWELLING IN AN AGRICULTURAL DISTRICT MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FUMES, DUSTS, THE OPERATIONS OF MACHINERY OF ANY KIND (INCLUDING AIRCRAFT) DURING ANY 24 HOUR PERIOD, THE STORAGE AND DISPOSAL OF MANURE AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. THE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE IF THE OPERATION COMPLIES WITH THESE REGULATIONS AND ALL FEDERAL, STATE OR COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.

REVISIONS		
NO.	DATE	DESCRIPTION

OWNER:

LOT 2  
VALLEY SPRING II LLC  
813 THOMAS RUN ROAD  
BEL AIR, MARYLAND 21015-1628  
C.G.H. 3183/334  
J.J.R. 8007/683



BAY STATE LAND SERVICES

Engineers \* Surveyors \* Planners \* Architects \* Geotechnical Testing

P.O. Box 853, Bel Air, Maryland 21014  
2012 Rock Spring Road, Forest Hill, Maryland 21050  
Phone: (410) 878-4747 Fax: (410) 420-3949  
www.baystatelandservices.com

PRELIMINARY

DEVELOPMENT ADVISORY COMMITTEE PLAN  
SECOND REVISED FINAL PLAT ONE  
LOT TWO

VALLEY SPRING

THIRD ELECTION DISTRICT

HARFORD COUNTY MARYLAND



JUL 06 2011

PRINT DATE

SUBDIVISION DATA

- TOTAL ENCLOSED AREA: 31.418 AC.±
- TOTAL ROAD IMPROVEMENT RIGHT-OF-WAY AREA: 0.00 AC.±
- TOTAL LOT AREA: 31.418 AC.±
- LOTS CREATED AFTER 2-8-77
- TAX MAP: #42, PARCEL: 158
- DEED REFERENCE: C.G.H. 3183/334 AND J.J.R. 8007/683
- #2541 INDICATES HOUSE NUMBER
- (S) INDICATES LOT NUMBER
- NUMBER OF LOTS: 4
- NUMBER OF PROPOSED LOTS: 3
- PRESENT ZONING: AG
- PROPOSED USAGE: RESIDENTIAL
- (P) DENOTES PASSING PERCOLATION TESTS CONDUCTED 11/30/99, 12/1/99 & 11/26/08
- (F) DENOTES FAILING PERCOLATION TESTS CONDUCTED 11/30/99, 12/1/99 & 11/26/08
- (P) DENOTES PASSING PERCOLATION TESTS CONDUCTED 4/6/11
- PLAT REF.: J.J.R. 131-20
- TOTAL AREA OF PROPOSED CLEARING: 0.310 AC.±/3500 SQ. FT.
- EXISTING LOT 2 CARRIES (3) DEVELOPMENT RIGHTS THAT ARE BEING UTILIZED TO COMPLETE THIS SUBDIVISION.

PLAN TYPE:	P
PLAN NO.:	11-073
SERIES NO.:	1
DATE:	7/6/11
DAC/DUE:	8/3/11

DATE:	06-22-11	DRAWING NO.:	DP01
SCALE:	1"=100'	SHEET:	1 OF 1
DESIGNED BY:	CDC/ME	BSLS JOB NO.:	10102
DRAWN BY:	JSC		